

CITY OF TWENTYNINE PALMS COMMUNITY DEVELOPMENT PHILOSOPHY

Twentynine Palms has developed with a predominantly desert residential character and hometown image. It is a community with a family oriented lifestyle where people of all ages live, spend their leisure time and participate in various community and social activities. Twentynine Palms is a small commercial and employment center with services and facilities for the local residents. The community has significant potential for additional commercial, industrial and institutional development.

The desire is to capitalize on the City's reputation of having a therapeutic environment by attracting high quality, low profile health care facilities, which may be integrated with low density residential and lends itself to location almost anywhere in the community.

The City of Twentynine Palms also has an available, competitive labor pool which would welcome clean, non polluting light industry.

Commerically, the area has potential for providing services, not only to the Marine Corp Air Ground Combat Center, but to the wider dynamic population of the Morongo Basin. There is also an ability to provide a wider variety of commercial tourist uses by taking advantage of proximity with The Joshua Tree National Mounment's main entrance.

1. Hometown character is an image comprised of many factors. Some of these are based on the physical characteristics of the desert environment of the community. Twentynine Palms has varied natural terrain with The Joshua Tree National Mounument to the South and dominant ridgelines which create visusal boundaries for the community and a focus internal to the community. Numerous hills and a valley area provide a sense of openness and views from may areas within Twentynine Palms. Scenic Desert vegetation and trees, are located throughout the community. These characteristics of the community have created an identity with a desert atmosphere even in those portions of the community which are more developed.

An orientation to home and family has been largely retained through development of the community. Early development in Twentynine Palms was predominantly single family homes on homesteads. More recent development has also included some smaller tract projects and multiple family homes while maintaining the overall emphasis on individualized, quiet neighborhoods. The circulation system includes local streets which wind through the

community as well as straight grid pattern on section lines.

2. The openness and unlimited opportunity provides for present and future adequacy of local circulation.

It is the intent of the General Plan to maintain and enhance the desert's unique character by providing a quality living environment for each resident with an opportunity for locally oriented services and facilities to complement the community with an employment and commercial base for relative self sufficiency.

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**CITY OF TWENTYNINE PALMS
GOALS AND OBJECTIVES OF THE GENERAL PLAN**

RESIDENTIAL HOUSING

Goal: Ensure that the location, timing and intensity of residential development will maintain and enhance the quality of life for the people of Twentynine Palms, and provide family oriented housing in a wide range of sizes and costs in order to promote and retain the community's hometown character and desert environment.

1. Maintain the existing residential character of Twentynine Palms characterized by large lot single family development, by encouraging land uses and intensities and appearance of development that are consistent with this image.
2. Provide quality low profile multiple-family developments where they are compatible with adjacent land uses, ensuring that multiple-family developments are adequately separated and buffering from single family developments.
3. Require sufficient usable open space to balance the developed portions of multiple-family developments in order to provide those residents recreational uses and visual relief from appearing "crowded".
4. Maintain existing mobile home parks and their facilities where appropriately located, encouraging both rental and resident-owned parks as a source of low and moderate cost housing. Knowing that park closures may occur, the City should encourage and assist in the development of relocation park(s).
5. Establish financial incentive programs that will encourage and enable mobile home park purchases by home owners with consent and support of park owner.
6. Maintain large lot single family development as the predominant land use, with a minimum lot size of 7,200 square feet.
7. Maintain a maximum multiple unit density of 8 units per acre unless a low income bonus is accommodated pursuant to state law and guaranteed for at least twenty (20) years.
8. Establish alternative development standards for residential areas within the planning area which recognize the individual character of these areas, and will permit the existing character in such areas to remain at the time if and when annexation occurs.
9. Provide flexibility in development standards which can accommodate neighborhood variations within the City.

Alternative development standards for planned communities should be encouraged where appropriate to enhance their overall quality and maintain the desert environment.

10. Assist when there is displacement of lower income renters with incentive programs that promote fair displacement compensation to those low income category renters.

COMMERCIAL

Goal: Provide appropriately located commercial, retail and office facilities offering a wide variety of goods and services, primarily to meet the needs of local residents.

1. Enhance the level and quality of business activity by encouraging concentration of retail/commercial uses in nodes and reducing strip commercial activities. (Nodes such as motel/restaurant, "fire" (finance insurance, real estate and engineering), medical office, automotive, etc.)
2. Create a strong retail commercial and social focal point in historic downtown Twentynine Palms.
3. Enhance existing commercial strips by stimulating development of non-retail uses between retail nodes.
4. Provide access in a manner that discourages direct access onto the major roads where residential uses are substituted for commercial activities along major roads.
5. Concentrate complementary commercial uses to create strong centers of activity. This could include districts such as financial, cultural, office/professional, restaurant, retail and recreation/tourist areas.
6. Establish overall design standards for commercial development to promote architectural integrity and overall continuity that distinguishes this community from others.
7. Encourage pedestrian activity in the downtown area by improving the pedestrian environment, and holding of festivals.
8. Require adequate access to commercial nodes, with adequate parking to serve the business customers.
9. Encourage the development of a mixture of land uses along the Highway 62 corridor, thereby discouraging the development of exclusively strip commercial uses with uncoordinated sign exposure.
10. Attract new commercial activity to improve the tax base

of the community.

11. Encourage quasi natural channel enhancements within and adjacent to commercial use areas to create attractive focal points integrated into the design of commercial projects.

12. Encourage programs to prevent unsightly litter.

INDUSTRIAL

Goal: Encourage Industrial Park development which provides for an expanded employment base in a non-polluting activity in addition to commercially generated service jobs to allow residents the opportunity to live and work in their community.

1. Require that any office or light industrial areas be buffeted from surrounding development and that they provide the necessary circulation, access and off-street parking for these uses.

2. Ensure that industrial land uses are located so as to be compatible with surrounding land uses and the circulation system.

3. Establish overall design standards for industrial developments to ensure that they are of high quality, attractive, functional in design and construction and with substantial xeroscape or natural area to provide adequate usable and visual open area on the site. The use of Specific Plans is encouraged to accomplish the desired result.

4. Encourage the development of clean non-polluting industrial uses and regulate industrial development in accordance with performance standards and adequate safeguards to ensure the health, safety and welfare of the surrounding population with emphasis on preserving the community air quality.

5. Encourage industrial development to provide employee-related amenities such as on-site child care, outdoor eating and employee recreational areas.

6. Designate sufficient area for the development of heavier industrial uses to permit appropriate siting for uses such as auto dismantling yards, natural resource product centers, and trucking facilities, to meet the needs of the community, while minimizing impacts on the quality codes of the City and screening those uses to minimize aesthetic impact.

TRAFFIC/TRANSPORTATION

Goal: Provide a safe and efficient transportation network that

maximizes access for residents and visitors to the community and minimizes impacts of vehicular travel through Twentynine Palms.

1. Improve the street system as necessary to accommodate growth in locally generated traffic while minimizing adverse effects on existing residential, business, or open space uses.
2. Protect neighborhoods from through truck traffic by designating truck routes on commercial arterial around the City or on appropriate streets.
3. Reduce vehicular traffic by encouraging the use of alternative modes of transportation including public transit, bicycles and pedestrian travel, where possible.
4. Provide adequate pedestrian facilities particularly near school sites, along major transportation corridors, in the downtown area and along open space corridors.
5. Maintain the character of existing local streets within residential areas. Establish and apply reduced rural street standards in low density and open areas where appropriate to preserve the character of the district.
6. Visually enhance transportation corridors and community entry points to improve community image and identification.
7. Establish a program for financing street improvements to bring existing roadways to standards that will accommodate traffic volumes from existing development.
8. Redesign and improve major thoroughfares to improve access and allow more efficient movement of traffic traveling through the community.
9. Support enhanced highway access, with redesigned left turn lanes, to improve access from highway 62.
10. Encourage safe bicycle facilities where feasible, with bike routes accessing schools being a first priority.
11. Require adequate off street parking in all residential, commercial and industrial developments.
12. Support the development of streets with area wide and regional significance that will serve to divert traffic from areas of conflicting activity while providing uncongested access to commercial and industrial activity.
13. Ensure that high standards of street maintenance and repair are enforced to minimize hazards on roadways, including proper patching and resurfacing when repairs are necessary.

14. Ensure that adequate street widening and improvements are provided in conjunction with new development to accommodate new traffic flow.

15. Require development standards with additional off site and/or transitional improvements, as necessary, in conjunction with development projects to assure safe streets and continued smooth flow of traffic without safety obstacles.

PUBLIC FACILITIES

Goal: Provide and maintain a high level of quality and affordable public facilities and services to meet the needs of the citizens, ensuring that a satisfactory level is maintained as growth occurs.

1. Cooperate with the School District as appropriate so that educational needs of the community are met as development occurs, coordinating with the School Districts Master Plan for the projection of future school population and school facilities.

2. Encourage a level of law enforcement service adequate to ensure the safety of all residents.

3. Support an improve ratio of police officers and patrol cars per population within the City to permit more enforcement (including substance abuse education and enforcement).

4. Support improved local access to law enforcement and decreased response time. Assist law enforcement officials to be familiar with the local terrain and street patterns of the City.

5. Establish and implement a house numbering system and street signing program, with standards for size and placement, to facilitate safety officials' role in ensuring health and safety of the population.

6. Encourage the use of appropriate fire prevention, built-in detection and control systems and techniques to maximize safety, and reduce potential risks and losses due to fire. Such built-in systems should be mandatory in all new structures available for public use.

7. Maintain a high level of fire protection service throughout the City.

8. Support library facilities and services for community residents.

9. Maintain a consistent level of quality water service by working with the Twentynine Palms Water District while

minimizing any impacts of land development on the existing system.

10. Improve the provision of quality medical services and facilities at a level consistent with the needs of community residents and using this activity as an economic resource for providing medical service to a wider area and market.

11. Identify and implement a program for completing public facilities required to adequately service the existing level of development in the City.

12. Require adequate public facilities to serve new development.

13. Incorporate public facility plans prepared by separate agencies into the City's General Plan.

14. Develop a Sewer Service Sanitation Plan for the City concentration on commercial, industrial and apartment areas with a plan for use of recycled water.

15. Assure that adequate Planning and execution of Flood Control Facilities at the time of development occurs.

16. Provide adequate television cable service and emergency radio broadcast service to the community.

PARK AND RECREATION

Goal: Enhance the well-being of the City residents by providing opportunities for recreational activities, relaxation and education through a balanced system of public and private recreation facilities distributed to serve the entire community.

1. Provide more usable park acreage including areas for play fields and facilities for youth.

2. Require private recreation facilities and usable open space within residential projects to meet a portion of recreational needs.

3. Distribute park facilities throughout the community.

4. Design park facilities to serve the recreational needs of City residents of all ages, physical conditions and economic situations.

5. Maximize the opportunities for joint use of public facilities (schools, flood control channels, etc.).

6. Integrated development of open space uses within new and

existing commercial developments oriented to maximize aesthetic and recreational opportunities.

7. Provide adequate park facilities by ensuring the land dedicated for park purposes is conveyed in suitable condition for development, sufficient fees are collected to construct improvements on dedicated park land, and funding mechanisms are established for long-term maintenance of park and recreation facilities.

8. Exploit the areas climatic amenities by providing winter recreation activities to attract tourist.

9. Encourage and support adequate private commercial recreation facilities such as skating rinks and bowling alleys etc.

10. Encourage the establishment of private service agencies such as YMCA, YWCA, Boys and Girls Clubs, etc.

OPEN SPACE

Goal: Preserve and protect the community's natural features within open space areas to enhance the character of the community.

1. Provide an open space system which preserves and enhances existing water courses, trees and topographic features within the City.

2. Encourage development of visual open space throughout the community by incorporating desert landscaped areas into new residential and commercial projects.

3. Preserve slope areas over 25 percent retaining them as visual open space.

4. Require that upon development adequate drainage facilities be provided with an emphasis on design facilities which will maintain the adequate floodway in as natural drainage condition as possible.

COMMUNITY IMAGE/URBAN DESIGN

Goal: Maintain the existing residential character and enhance the community image of Twentynine Palms.

1. Maintain the integrity of hillside topography, preserving natural grades, sight lines, prominent ridge lines, hillside features, and natural growth of desert vegetation which provide panoramic views and contribute to the unique desert character of Twentynine Palms.

2. Design hillside developments to follow the natural contour of the land and reduce the amount of land alteration.
3. Adopt grading regulations to establish criteria for development that minimizes the amount of landform alteration necessary for development projects.
4. Limit intensive development to slopes less than ten percent.
5. Preserve natural vegetation wherever feasible, and use similar landscaping to soften the visual effects of land alteration.
6. Preserve natural features of the community which enhance the open, desert environment such as rock outcroppings, mature trees and natural vegetation, through creative site development and landscaping.
7. Preserve the City-wide building scale, limiting building height to no more than two stories, unless otherwise approved by legislative action.
8. Develop design guidelines for development which address building quality and aesthetic standards, landscaping water conservation design and amenities emphasizing an impression of openness and individuality, with visual exposure to natural and open space features.
9. Screen unsightly urban uses such as existing concrete drainage channels, transportation routes, utility easements and buildings, and parking lots, through appropriate planting or berming.
10. Promote high quality throughout the community, with the low-density development and hillsides providing a community backdrop.
11. Respect the integrity of all parks by ensuring design compatibility of projects within view of the park.

GROWTH

Goal: Encourage growth and development that enhances the community character, is consistent with the community image, and has adequate services and facilities available.

1. Ensure that adequate services and facilities are provided in conjunction with new development.
2. Ensure that the residential atmosphere of a desert environment is maintained as new development occurs.

3. Encourage annexation of property within the sphere of influence, retaining the existing established character for these areas.
4. Establish rural development standards in low Density Residential areas (one acre lots and larger).
5. Encourage solicitation of neighborhood input early in the development process on major discretionary projects in their areas.
6. Encourage retail commercial development to the maximum feasible extent to provide for shopping opportunities within the City limits.
7. Limit the amount of multiple family units encouraging single family development to maintain an open desert image.

RESOURCES MANAGEMENT

Goal: Encourage careful management of community environmental resources through preservation of the natural features in an open space network, and support environmentally sensitive development.

1. Establish criteria which permits reasonable grading for development while ensuring the overall landform is retained and the graded areas are blended into the natural terrain.
2. Preserve the overall natural drainage patterns of the community, providing flood protection and erosion control while maintaining the water quality and natural resources of the drainage basins.
3. Protect biological resources to the extent possible, through open space habitat preservation.
4. Preserve or mitigate impacts to cultural resources where appropriate.
5. Encourage conservation of water through the design, construction, and maintenance of buildings and xerophytic landscaping.
6. Consider the prospect of utilizing imported water to supplement the existing resources.
7. Encourage energy conservation in the design, construction and use of structures and buildings and make optimum use of solar energy.
8. Consider the preservation of the Community's clean and healthful air as the top priority when considering



discretionary projects.

ECONOMIC/FISCAL

Goal: Provide a community that has a balance of land uses, to the extent feasible, that will serve the community residents and maintain a tax base for Twentynine Palms.

1. Improve the employment base to enable a greater number of City residents to work within the City.
2. Provide for shopping opportunities within the City limits to capture the sales tax dollars of the City residents to the maximum feasible extent.
3. Encourage clean, non polluting industries having point-of-sale products available. (e.g. mail order sales).
4. Take advantage of the commercial tourist potential by providing complimentary commercial facilities to enhance the tax base.
5. Exploit the healthy environmental resources to attract health care facilities to locate in the community.
6. Endeavor to be competitive in construction costs.

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